

GERLE CREEK SUMMER HOME TRACT ASSOCIATION

MEETING MINUTES

JUNE 27, 1998

The meeting commenced at 12:15 p.m. with the introduction of Dave Boyer, representative of the Forest Service. Dave mentioned the problems with the late snow that the Forest Service was encountering, and congratulated the tract on how well the water system was completed. He also mentioned that there would be no inspections this year except for possibly a few.

Dave discussed the timber sale, which will be in and around the Airport Flat Campground area and the cabin tract. There is currently a lot of fire fuel around this area that needs to get cleaned up. They are trying to set up the timber sale so there will be a "buffer" between the cabin tract and the road. At that same time, they are going to work on the slash area between the lower road and the paved road which we have discussed clearing for a couple of years. It was also mentioned that they would need to use the lower road to pull out merchantable trees. There won't be too many pulled through, but it will make it easier and will prevent the Forest Service from having to cut a drag area through the tract some place which would open the tract up for others to come through in an area other than the gate. The gate will only be open when the trucks are there. The Forest Service will make sure that any damage to the tract road will be repaired when the job is complete in that area. They also have a chipping company to chip up the slash piles instead of burning them.

Dave brought up the subject regarding how the members of the tract opened the road this year to access the cabins. It was mentioned that the Forest Service would appreciate it if the tract would coordinate opening of the road through the Board and the Forest Service.

Bud Irish asked Dave Boyer about land swaps. It was stated that the tract would need to work with the Forest Service regarding whether or not there was a section of land that could be swapped to make the tract private land. Dave also mentioned that it does not have to be Eldorado National Forest land. Dave also mentioned that they obtained the Van Vleck Ranch last year.

It was moved/seconded/carried (Dillon/Bitterman) to bring the tract meeting to order. Roll call was made and it was determined that a quorum was present.

New cabin owners were introduced and welcomed to the tract: Dan and Pat Colson, Betty Neil, and Julius and Elizabeth Trojanowski. All three new owners actually took possession of their cabins near the close of last season.

The minutes of the last meeting were mailed to the owners prior to this meeting for review. There were no corrections or additions brought up so it was moved/seconded/carried (Browning/Bitterman) to accept the June 28, 1997 meeting minutes as presented.

It was mentioned that the water system is up and operational. Testing results were clear indicating no bacteria and no nitrates. The results were sent to the County of El Dorado, but we can't officially say its "potable" until the County says so. The Board wanted to thank all of the cabin owners who participated in its completion. It was a good team effort and you owe yourselves a round of applause.

A diagram and instructions for the new system will be prepared and provided to all cabin owners who are interested in obtaining a copy and learning how to operate the new system. Please let the Board know of your interest.

It was also mentioned that the old system has been approved to be maintained for fire purposes. The two systems, however, cannot be mixed. There is a block and bleed system installed which will keep the systems separate.

Discussion was held regarding the emergency switch on the outside of the blockhouse. The switch is placed up high to avoid animals and small children from accidentally turning the system off. This is a safety feature. The generator for the well is on a timer to keep water in the tanks at all times. Should a leak or some other problem occur, you can hit the switch and it will turn the generator off. If it is necessary to work on the system, once you are finished, you can pull the switch back out and the system will restart.

This new system has everything set to work automatically. No adjustment is needed to the pump, the generator, or any other machinery inside of the blockhouse. Again, if interested in learning the new system, please see a Board member.

The financial report was discussed. A revised copy was handed out at the meeting dated June 23, 1998 and those present were asked to take a few minutes to review the revised copy. There were no questions on the revision.

It was mentioned that at the bottom of the financial report, there were two options listed referencing the hose reels for the fire hoses. A decision needs to be made as to which option the cabin owners wanted to accept as it would affect the assessment to be collected for this year.

It was moved/seconded/carried (Fields/Brattland) to accept the \$200 assessment; there was one opposition.

It was requested that the assessments be submitted as soon as possible. They should be mailed to either Dave Frink or Bill Dillon.

The Board mentioned that it would be easiest for each cabin owner to be responsible for installing their own fire hose reel. To see how they should be installed, you can see the ones installed in front of Rod Browning or Pat Goshorn's cabin. If there are any questions, please see a Board member.

It was brought up that it would be easier to have a work party scheduled to install the hose reels. This subject was also brought up at the last annual meeting, it was suggested that these reels be installed by a work party – there were no takers for the work party. Because of this response, the Board felt that placing the responsibility on the individual cabin owners might get the reels installed quicker. It was also mentioned that for those unable to do the work, please contact a Board member and it will be taken care of.

It was moved/seconded/carried (Fluke/Weimer) to accept the Board's recommendation on having the reels installed.

It was recommended that the reels be installed by the end of this season. Again, if any problems, please contact the Board.

While talking to one of the owners, it had been recommended that we add email addresses to the address listing. If you have an email address and would like to have it added to the address listing, please let me know and it will be added to the list.

The operation of generators was discussed. It was recommended that you extend courtesy to your neighbors when operating a generator. The hours of operation of a generator are from 9:00 a.m. until 10:00 p.m. That doesn't mean, however, that a generator should be operated for that entire time frame. When working on a project or repair of your cabin, operation of a generator is expected. There are other alternatives to obtain the assistance of electricity, please check into those alternatives. It is asked that you be considerate of your neighbors.

As a safety precaution, it was mentioned that several rattlesnakes had already been spotted this year. It was suggested that everyone, especially those with children, be careful and very aware of the danger of these snakes during the season.

Nominations for the Board were discussed. The Nominating Committee had recommended Dan Colson, Pat Goshorn and Bill Fetter as possible members. Information was received after the notification of the nominees that two of the nominees, Pat and Dan, would not be able to accept the nomination after all. Therefore, it is necessary to nominate additional people from the floor. Nominations from the floor were: Larry Gondola (Irish/Brattland); Ray Bitterman (Lile/?); Jerry Virtue (Hemphill/Dillon); George Weimer (Camber/Lile). It was moved/seconded/carried (Holmes/Gondola) that nominations be closed.

The new Board members are: Larry Gondola, Ray Bitterman, Jerry Virtue.

Mike Brattland talked about information he has obtained regarding a land swap. He got interested last year after reading something about land swaps on a web page. He started in San Francisco and got a copy of the forest regulations regarding land swaps. What he has found is basically what Dave Boyer laid out. You have to have a piece of property that the Forest Service wants to make a swap. You also bear all of the costs involved in a land swap – the Forest Service pays nothing. The basic mechanics start with Rich Platt when he receives a letter from a group indicating an interest in a land swap. In order to begin such a negotiation, you need 75% of the cabin owners to be interested. Mike had a lot of information and if you would like more in-depth information, please contact Mike. Bud Irish has also been gathering information on this subject and may be able to provide you with some information as well.

Discussion was held regarding the Northern Sierra Homeowners Association the previous weekend. At that meeting, discussion centered on the upcoming assessments of the cabins. The assessments are scheduled to begin in 1999 and will be effective 2001. The assessors will be looking at unimproved property. It appears that our tract may be the lowest assessed in the Eldorado National Forest because we don't have a lakefront or lake view property; we aren't located on the river; and we only have one "typical" lot.

The subject of the warranty on the generator for the well was discussed. It would take approximately \$10.00 per cabin to get an extended warranty, which is a good idea to have. A decision needs to be made within 60 days, so the Board is requesting approval to purchase the extended warranty if the tract wants it. It was moved/seconded/carried (Brattland/Trojanowski) to make arrangements for an extended warranty for the generator.

The fire hose reel covers were discussed. The Forest Service will not approve the orange covers that were to be provided with the purchase of the reels. They are telling us we need to come up with something else. If any of the cabin owners have any heavy duty sewing machines, we may need them to make acceptable covers. The covers are to be green or brown, nothing bright. The Forest Service wants something to blend in instead of stand out.

It was moved/seconded/carried (Brattland/Dillon) that the Board come up with the best solution; one opposition.

Clay Hemphill made the sign on the blockhouse above the door. It's a really nice sign dedicated to those who worked on the building continuously, and we'd like to thank you for making the sign, Clay.

Bill Dillon was nominated by Clay Hemphill and seconded by Mike Brattland to again serve as the tract President. No other nominations were made.

It was moved/seconded/carried (Dillon/Paavola) to adjourn the meeting.

Respectfully Submitted,

WAYNE LILE
Secretary